

LAUREL

FARM



BARNS

Northrepps



LAUREL FARM BARNS

Introducing Laurel Farm Barns



Tucked away in a pristine corner of Norfolk’s picturesque countryside, Laurel Farm Barns offers six spacious, private homes through a bespoke conversion and new build development. A rural sanctuary for luxury living.

Carefully crafted to blend the historic charm of the original buildings with the high standards of modern construction.



LAUREL FARM BARNs

Secluded scenic living



Nestled in tranquil countryside west of Reepham village and surrounded by ancient trees, Laurel Farm Barns features unique and spacious converted homes, each offering an exclusive lifestyle of privacy and calm.

Originally a traditional North Norfolk farmyard complex dating back to 1885, these homes are now rich in character and charm, revitalising historic buildings.

This beautiful conversion retains many original features, preserving the history and story of these 19th-century farm buildings for their new owners.

With interiors focused on unique architectural elements, each home combines modern open plan living with private, secluded areas. Blending modern design with traditional craftsmanship, each home is meticulously restored, using existing materials and preserving original features.

Offering open-plan spaces with floor-to-ceiling windows, private courtyards and gardens, ultra-fast fibre broadband, energy-efficient features, and infrastructure for electric vehicles, these homes are perfectly equipped for modern living.







Internal Photography - Laurel Farm Barns

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“This beautiful and considerate renovation keeps as many original features as possible, ensuring the history and story of these 19th-century farm buildings are preserved for their new owners.”

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Photography - Laurel Farm Barns

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LOCATION

Experience Norfolk Charm



Northrepps promises seclusion, tranquillity, and luxurious rural living. Surrounded by seasonal fields and Norfolk's renowned open skies, this unspoiled nook of North Norfolk

invites you to immerse yourself in nature. Dog-walkers, strollers, and hikers can enjoy the country paths and discover a welcoming local community.

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Location photography of surrounding area to Laurel Farm Barns

BARNs

Northrepps

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Although rural, Laurel Farm Barns is not isolated. Situated peacefully south of Cromer and between Felbrigg and Northrepps, all accessible within a 10-minute drive, numerous amenities are within easy reach.

Just three minutes by car, the quaint village of Northrepps offers a village hall, primary school, and a cosy village Inn where you can enjoy drinks and homemade food in a spacious beer garden.

Explore the stunning Felbrigg Estate’s hall and gardens, one of the National Trust’s finest examples of Jacobean architecture, with beautiful walled gardens and grounds just under three miles from your new home.

Only 2.5 miles away, the coastal town of Cromer, steeped in history, provides every amenity you could wish for and more. Wander through cobbled streets lined with independent shops, eateries, and bars, enjoy a show at the famous Cromer theatre, and take a post-show stroll along the beach.

With rare wildlife, bustling coastal towns, charming villages, and secluded beaches, you will never tire of the breath-taking scenery and numerous attractions along the North Norfolk coast. Discover the charm and majesty of this beautiful region for yourself.

FARM



Location photography of Cromer and the coast



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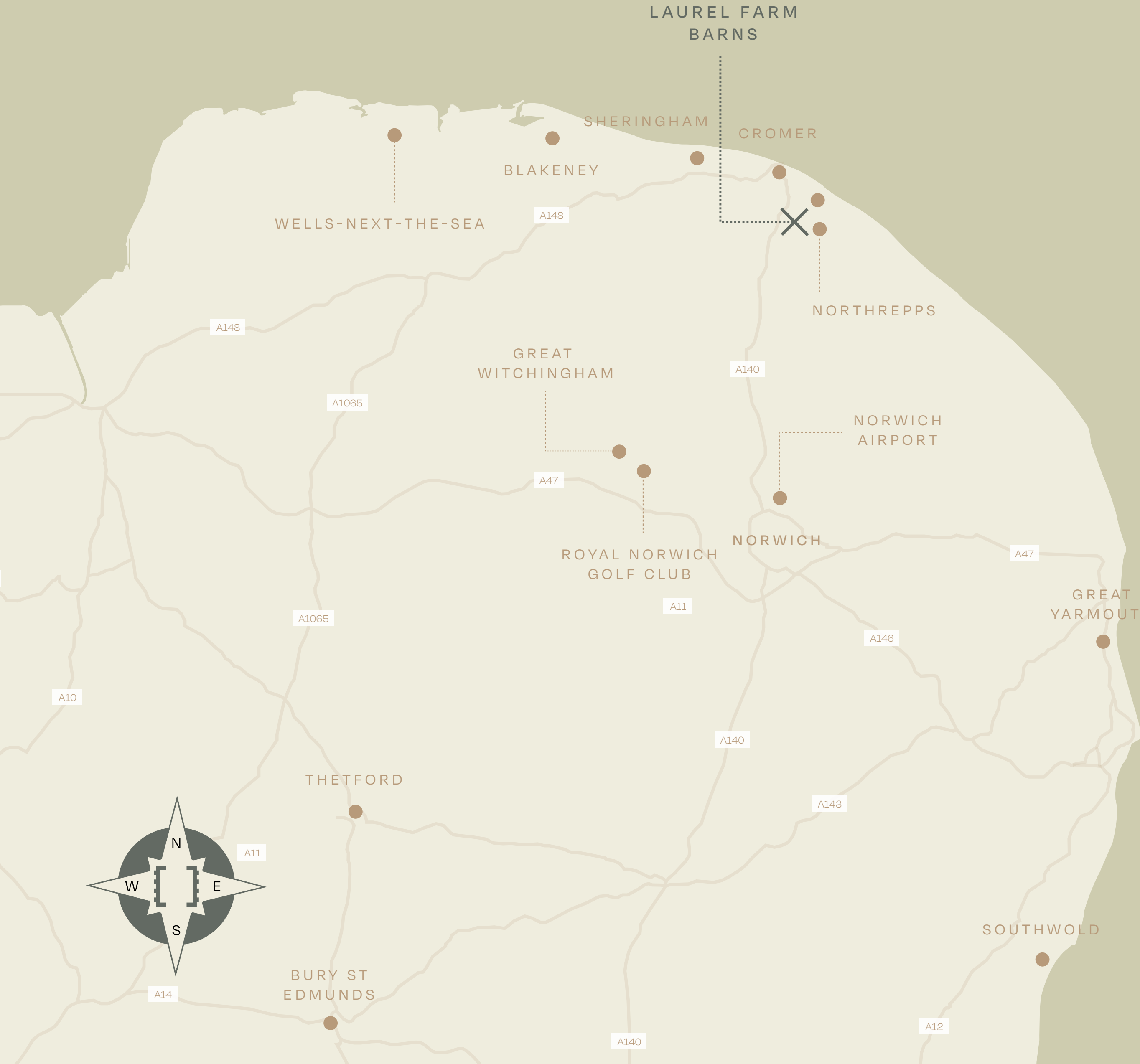
FARM



Location photography of Cromer, Norfolk

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TRAVEL AND MAP

Laurel Farm Barns

From your doorstep in Northrepps, you are well connected to the region and beyond.

Crossdale Street
Cromer
NR27 9LA

BY CAR

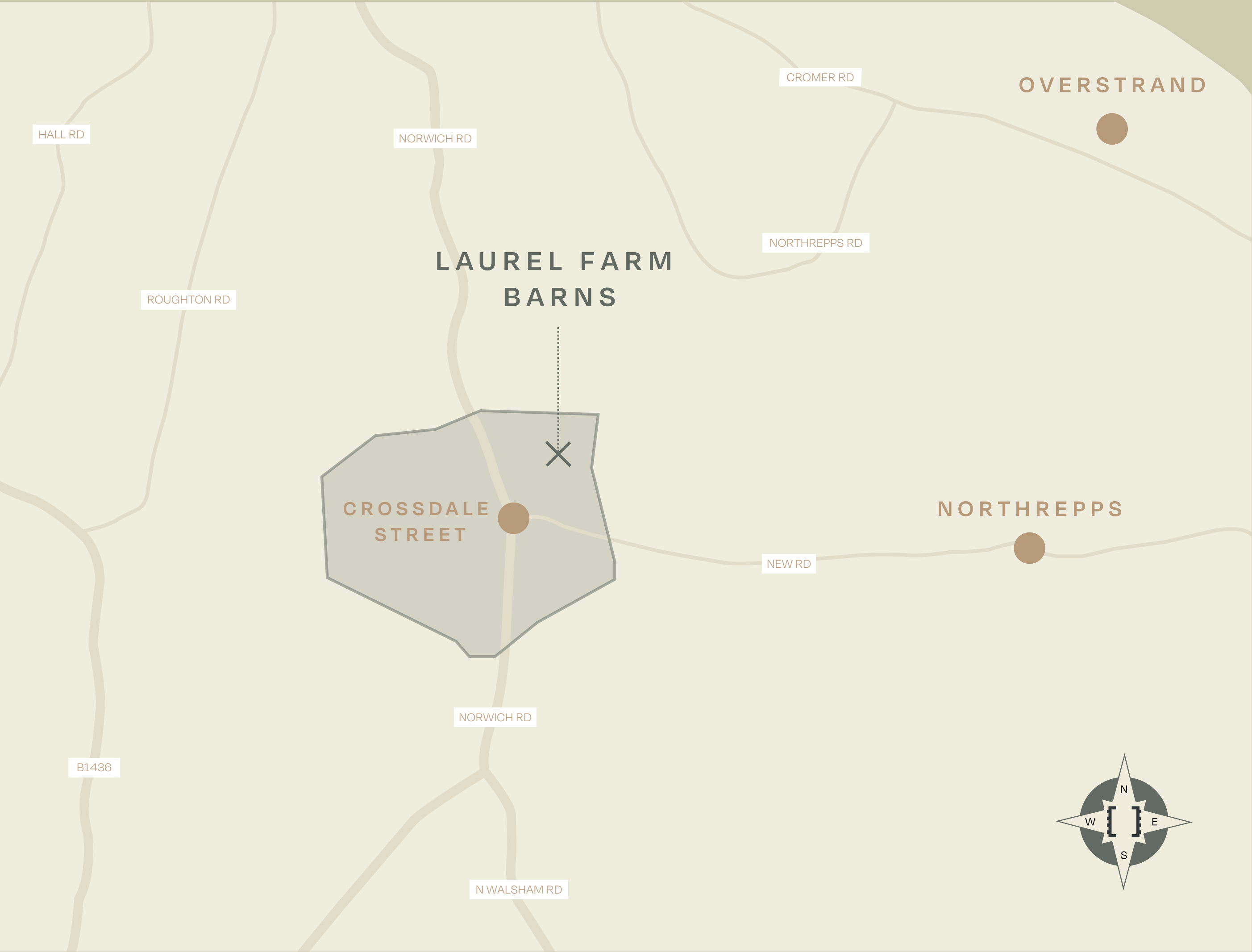
- Northrepps Village
4 minutes (1.3 miles)
- Overstrand
5 minutes (1.7 miles)
- Cromer
6 minutes (2.2 miles)
- Cromer Station
7 minutes (2.5 miles)
- Sheringham
16 minutes (7.5 miles)

- North Walsham
16 minutes (7.8 miles)
- Holt
22 minutes (11.2 miles)
- Norwich
39 minutes (21 miles)
- Wells-next-the-Sea
43 minutes (22.6 miles)

BY RAIL (FROM CROMER)

- Sheringham
19 minutes
- Norwich
45 minutes
- Cambridge
2 hours 18 minutes
- London Liverpool Street
2 hours 54 minutes

Please note all times and distances are approximate, are dependent on travel conditions and are correct at the time of going to print.



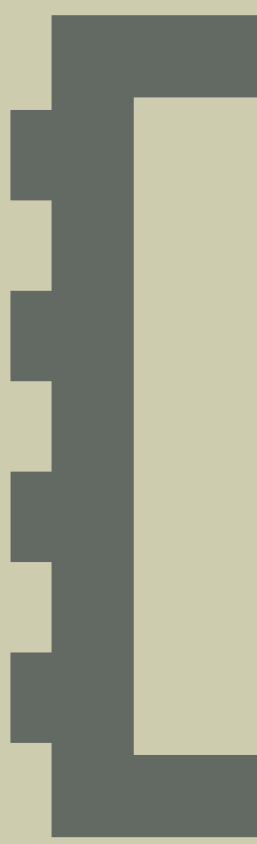
TRAVEL AND MAP

Laurel Farm Barns



There are numerous nearby villages and towns to explore. Experience the scenic beauty of this location, featuring lovely woodlands and

45 miles of stunning coastline. Laurel Farm Barns is ideally situated to enjoy the many advantages of life in North Norfolk.



Specifications



EXTERIOR

- Combination of Reclaimed Norfolk red bricks/new handmade Norfolk red bricks
- Combination of Wienerberger Old Hollow 451 Rustic clay pan tiles and slates
- Fascias / soffits / bargeboards – painted timber
- Black galvanised steel gutters and downpipes
- Accoya windows and external doors (double glazed)
- Velux windows (double glazed)
- Wall lights to back and front doors, car ports and patios
- Patio areas & paths in natural stone
- Hot water and heating by Mitsubishi air source heat pumps
- Landscaping to include turf, planting beds and generous areas of slabs
- Driveways in natural shingle

INTERIOR

- Interior painted in either grey or off-white colour schemes (choice depending on stage of construction)
- Shaker style internal doors
- Contemporary brushed brass ironmongery

- Feature grooved skirting, architrave and bullnose sills
- Minoli tiled floors to cloaks, bathroom and en-suites
- Reeve Oak Floors in Brushed Oyster to kitchen, dining room, living room, bedrooms, hallways etc

PLUMBING AND ELECTRICAL

- Generous amounts of sockets, TV points and data sockets
- Underfloor heating with smart thermostats – controlled with tablet or smartphone
- Crosswater brushed brass electric towel radiators to bathrooms and en-suites
- Timer for heating and hot water control
- Low energy LED lighting in all rooms
- Outside tap
- Lights and sockets to garages
- Double socket with USB chargers in all kitchen, dining rooms, living rooms and bedrooms
- EV Charging point to car ports
- Full fibre installation for superfast broadband

BATHROOMS, EN-SUITES AND CLOAKROOMS

- Roca The Gap baths with Bristan taps
- Duravit basin and vanity unit with Crosswater taps to WC’s
- Duravit basin and vanity unit with Crosswater taps to en-suites
- Wall and floor tiling by Minoli Ceramics
- Illuminated Mirrors above basins
- Crosswater brushed brass dual control showers
- Wet room style shower floors

KITCHENS & UTILITY ROOMS

- Neptune Suffolk Style kitchens in Driftwood
- Silestone white marble quartz worktop and upstands
- Inset/undermount sink with integrated worktop drainer and Neptune taps
- Miele/Fisher Paykel electric induction hob
- Miele/Fisher Paykel electric oven and built-in combination microwave
- Miele/Fisher Paykel integrated fridge/freezer
- Miele/Fisher Paykel integrated full size dishwasher
- Neptune Extractor hood
- LED in cupboard unit lighting



Please note – specification is to be used as a guide and is subject to change due to the nature of the construction process, please refer to your Sales Advisor for further details.

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BARNES



Photography - Laurel Farm Barns

Northrepps

Plot 5
The Cartshed

Plot 4
The Granary

Plot 3
The Old Piggery

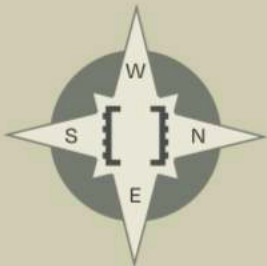
Sold

Sold

Sold

Laurel Farm Barns

Aerial Computer Generated Image - Laurel Farm Barns Development



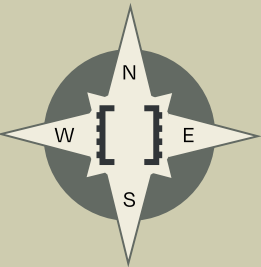
SITE PLAN

Laurel Farm Barns



The bespoke conversions and new builds at Laurel Farm Barns seamlessly blend into the landscape, providing a haven of luxurious rural living.





THREE

The Old Piggery

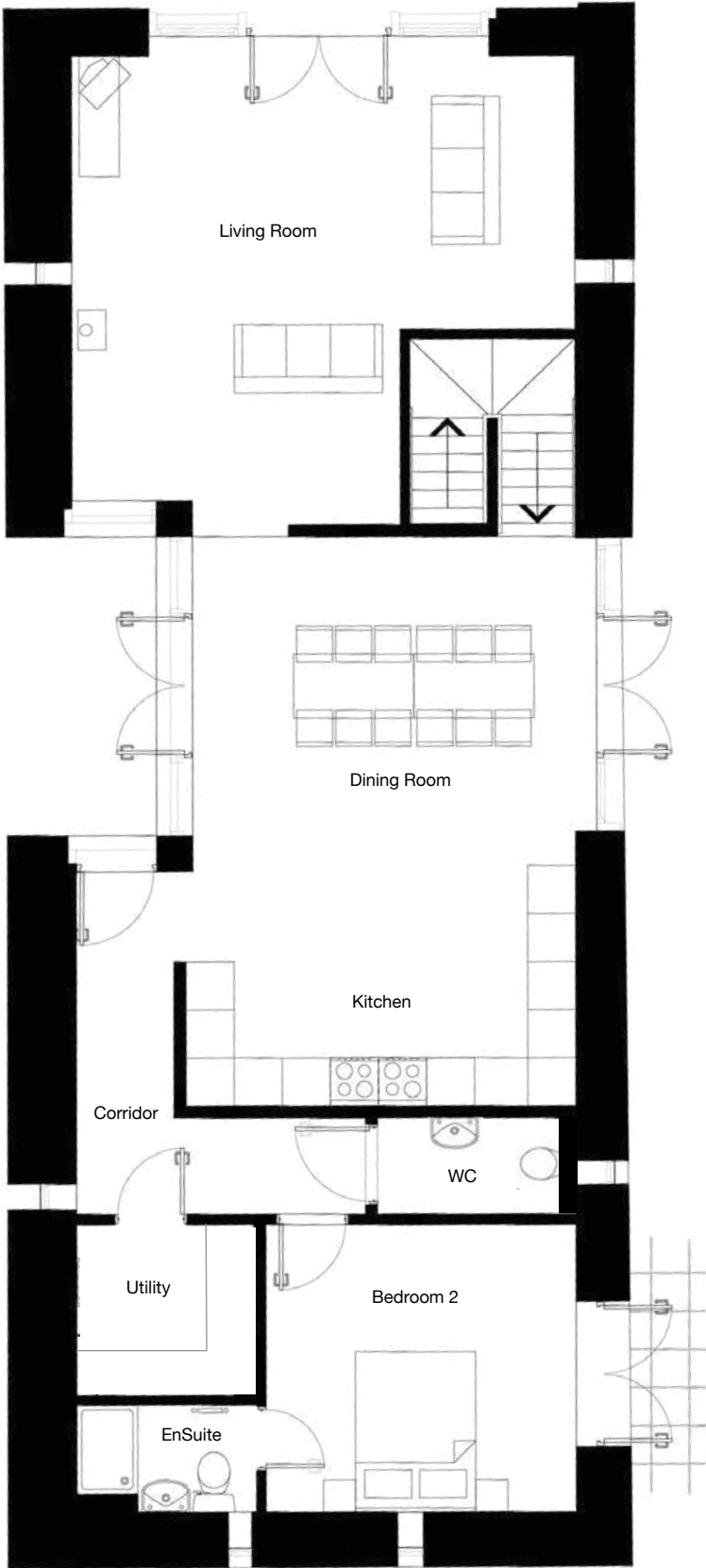


Kitchen / Dining	6.24m (max) x 4.13m (max)	20'5" x 13'6"
Living Room	6.99m (max) x 3.89m (max)	22'9" x 12'7"
Bedroom 1	4.82m (max) + ES x 3.80m (max)	15'8" x 12'5"
Bedroom 2	4.42m x 3.45m	14'5" x 11'2"
Bedroom 3	3.55m (max) x 2.48m (max)	11'7" x 8'1"
Bedroom 4	7.32m (max) x 2.55m (max)	24'1" x 8'4"

Whilst these plans have been prepared with all due care for the convenience of the intending purchaser, the information contained herein is a preliminary guide only. Due to the nature of the construction process it is not possible to give more than a general impression of the floor plans and configurations. Room dimensions are +/- 100mm. Always refer to your Savills sales consultant for final plans.



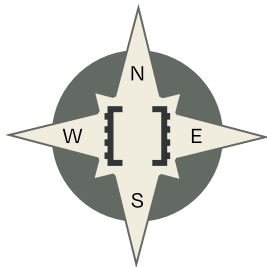




GROUND FLOOR



FIRST FLOOR



FOUR

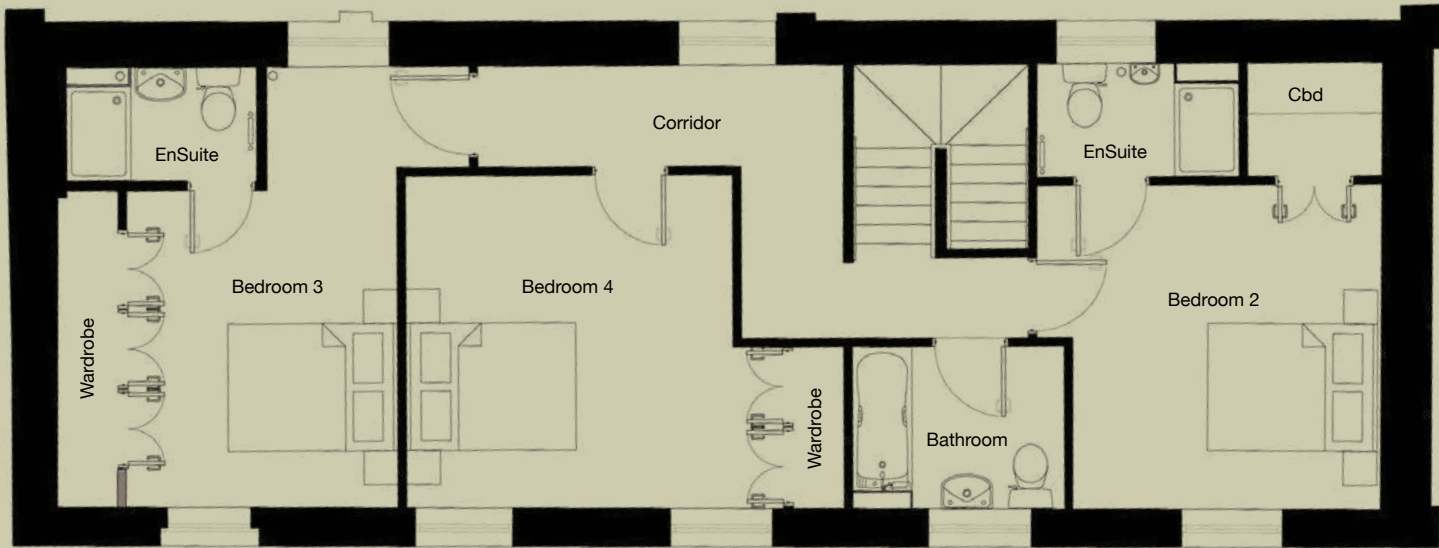
The Granary



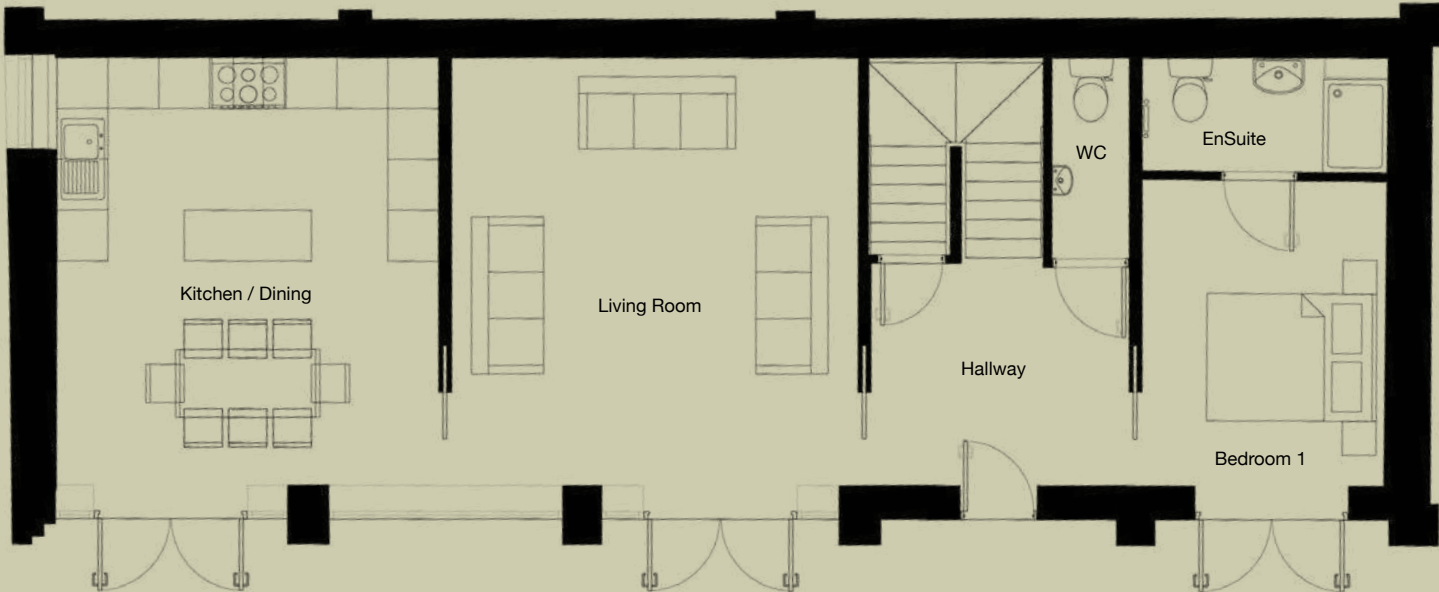
Kitchen	4.86m (max) x 3.35m	15’9” x 11’
Dining	5.04m (max) x 3.74m (max)	16’5” x 12’3”
Living Room	6.27m (max) x 6.09m (max)	20’6” x 19’10”
Bedroom 1	5.57m (max) + Cbd x 3.69m + ES	18’3” x 12’11”
Bedroom 2	3.87m + ES x 3.58m	12’7” x 11’8”
Bedroom 3	3.82m (max) x 3.77m (max) + ES	12’5” x 12’4”
Bedroom 4	3.48m (max) + ES x 2.92m (max)	11’4” x 9’6”
Bedroom 5	3.26m (max) x 2.91m	10’7” x 9’6”

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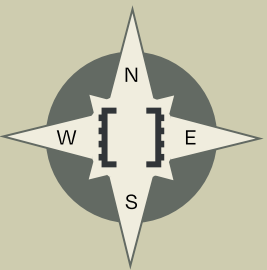




FIRST FLOOR



GROUND FLOOR



FIVE

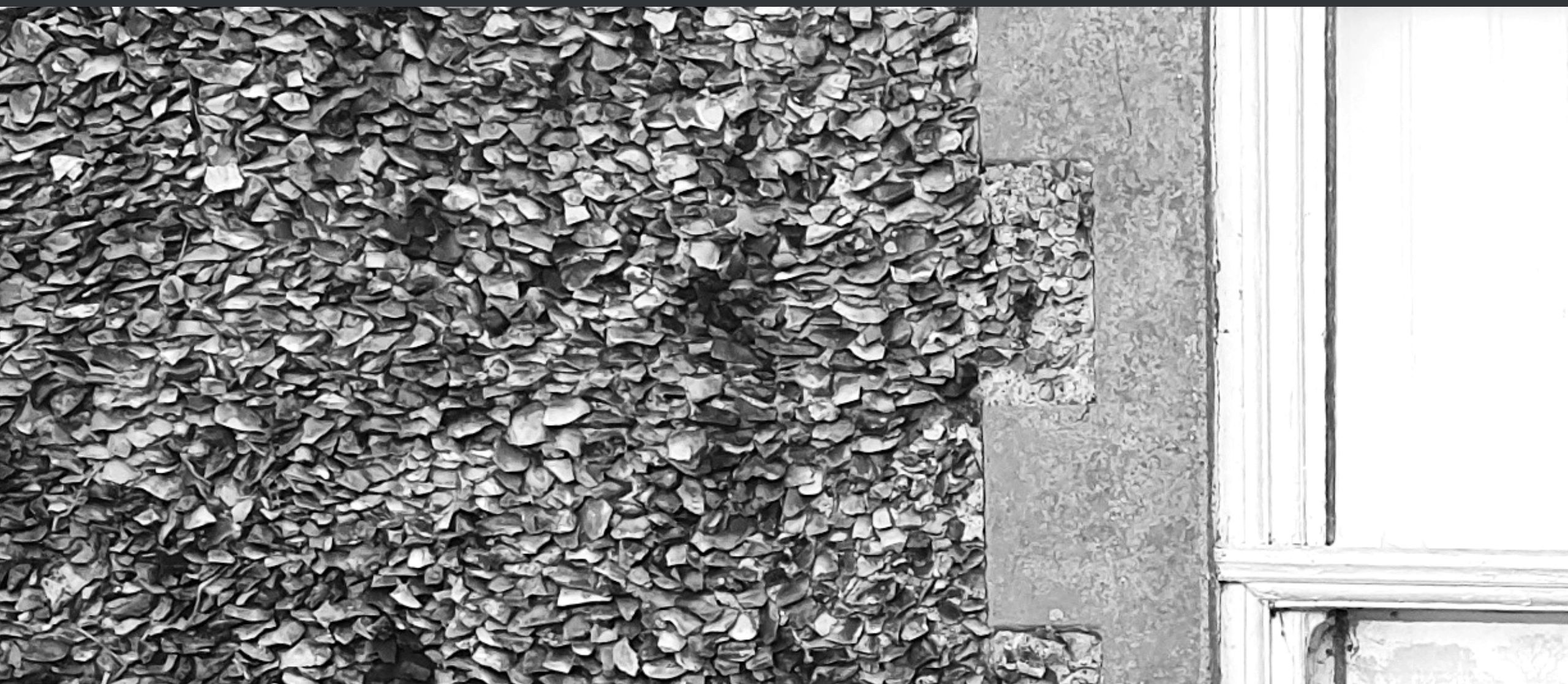
The Cartshed



Kitchen / Dining	5.43m (max) x 4.50m (max)	17’8” x 14’8”
Living Room	5.43m (max) x 4.79m (max)	17’8” x 15’7”
Bedroom 1	4.00m (max) + ES x 2.88m (max)	13’1” x 9’4”
Bedroom 2	4.06m (max) x 3.83m (max)	13’3” x 12’9”
	+ Cbd + ES	
Bedroom 3	5.19m (max) x 4.01m (max into Wd)	17’ x 13’2”
Bedroom 4	5.15m (max into Wd) x 3.92m (max)	16’9” x 12’9”

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Ashlar Developments



Driven by a vision to offer something different - from the architectural design to the mix of tenure and specification, Ashlar creates unique homes in the local region that are fit for modern lifestyles.

Combining the sector knowledge, experience and passion of our team with highly skilled tradesmen and local master craftsmen, Ashlar meticulously produce homes that

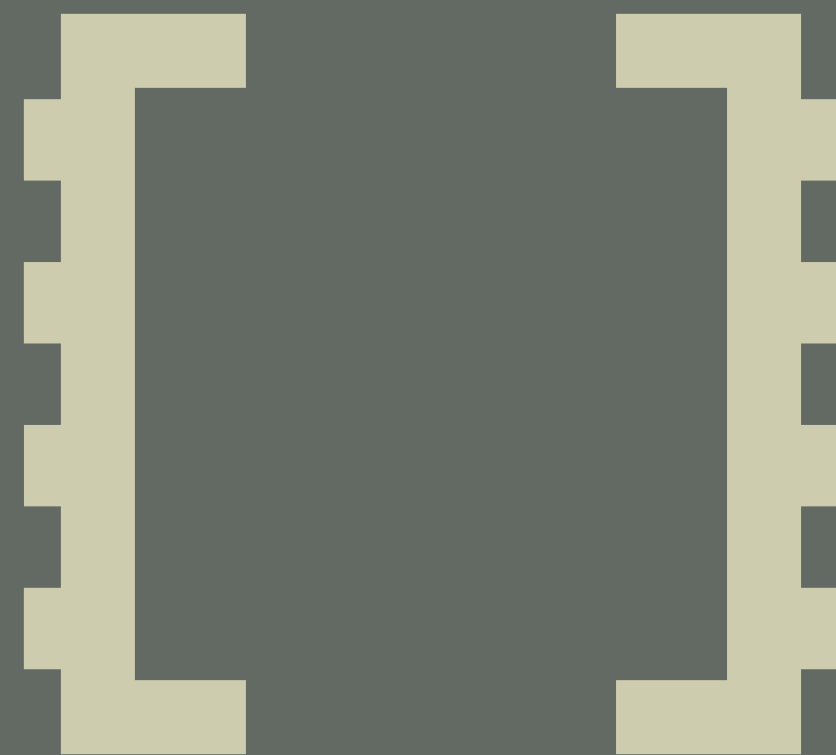
complement and celebrate the local surroundings.

Balancing consistency with diversity of projects, Ashlar's attention to detail and ecological thinking ensures every house is of the highest quality and a place you will be proud to call home.

Learn more at
www.ashlardevelopments.com



ASHLAR
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